

## CHAPTER 2: EXISTING CONDITIONS



## A. Site Context

### Introduction

The Northwest Quadrant Master Plan is intended to be a model of environmentally sound development practices that respects the intrinsic beauty of the land and compliments the existing development pattern for which Santa Fe is known.

A thorough analysis of Northwest Quadrant existing conditions is the first step toward understanding the context of the new development relative to available and planned resources. A thoughtfully planned development that balances development with open space preservation serves the current and future needs of the community and will enhance the region as a whole.

Of the many issues at stake in the Santa Fe region, the Northwest Quadrant Master Plan strives to address:

- *Affordable Housing*  
There is currently a deficit of 6,500 affordable homes in the City of Santa Fe to house the local workforce. The income levels for this workforce are primarily in the 100-150% AMI (Area Median Income) and 50-80% AMI ranges.
- *Economic Development*  
To balance growth in the region and retain its workforce, economic development must focus on creating jobs that are high-wage and high-impact.
- *Sustainable Communities*  
Global concerns of sustainable communities are also a current discussion in Santa Fe. It is recognized that developments must demonstrate the capacity to balance growth with available resources.



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## 1. Affordable Housing

The City of Santa Fe has recognized the need for affordable housing for its citizens and has taken significant strides toward increasing the affordable housing supply. Since 1995, the City of Santa Fe has required that virtually any residential subdivision development must make some provision for affordable housing. Currently, the Santa Fe Homes program requires that any development of 2 houses or more set aside 30% of the total number of homes within the development to meet the affordable homes requirement.

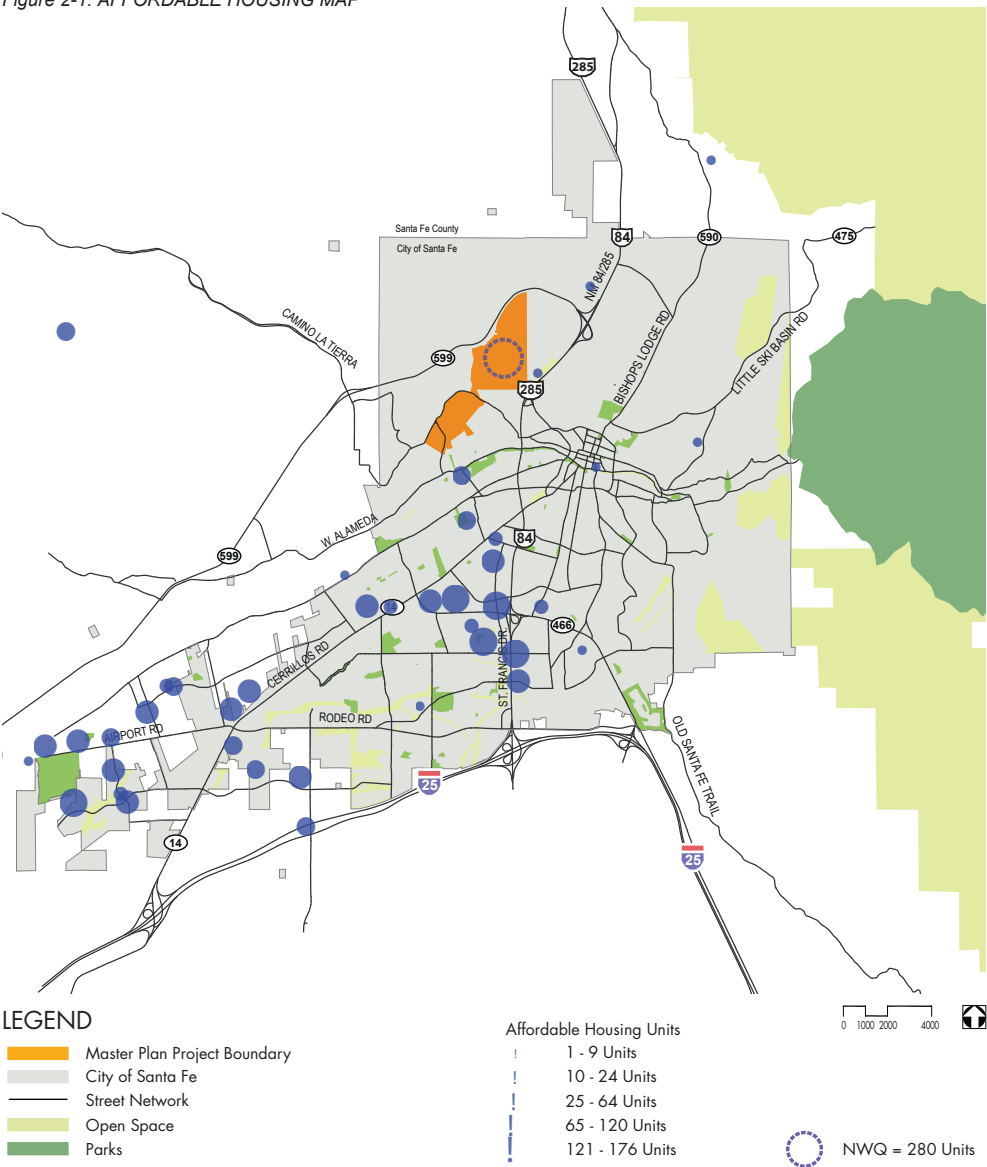
With the inception of the City’s affordable housing ordinance, 1387 new homes have been made available to qualified buyers and 1119 affordable rental units have been built (Figure 2-1).

To identify current and long-term housing needs, the City of Santa Fe conducted a Housing Needs Assessment Study in 2007 (see Appendix). This report concluded that the City of Santa Fe has a deficit of 6,500 affordable housing units. The assessment found that 44% of workers commute to Santa Fe and of these commuters, 54% used to live in Santa Fe. One of the primary reasons for this loss of resident workers is the cost of housing in the city.

Contributing to the housing problem is the disproportionate rise of house prices relative to income. While the median cost of a single family home in Santa Fe increased from \$191,875 (1999) to \$346,125 (2006) – an 80% increase – the median household income only increased from \$40,392 (1999) to \$50,000 (2006) – a 24% increase.

Consequently, Santa Fe is losing a higher percentage of its middle-income workers (earning 100 – 150% AMI) and low-income workers (50 – 80% AMI) than workers at other income scales.

Figure 2-1: AFFORDABLE HOUSING MAP



In interviews with employers, many noted that the availability of affordable workforce housing is “one of the more serious problems” in the city and some even stated they felt it is “the most critical problem” facing employers.

To address this growing problem, the city is focused on creating a synergy between the development of new, higher wage jobs with the creation of more affordable homes. These two major

community efforts are intricately linked to the success of worker stabilization and curbing “city flight”. Resolving these issues will result in a more sustainable and environmentally conscious community marked by an increase in local spending, a reduced commuting time, and a greater sense of community.



## 2. Economic Base

In 2007, economic activity within the City generated \$2.9 billion in taxable gross receipts. Wage and salary jobs in Santa Fe County employed 47,000 individuals in the private sector and nearly 19,000 individuals in the public sector. Unemployment was low at 2.9% compared to the national average of 3.6%.

In order to achieve long-term sustainability and focused economic growth, the City of Santa Fe is working towards building a diverse, innovative economy with high-wage, high-impact jobs that provide opportunity and prosperity for the City's residents, businesses and entrepreneurs. This strategy will provide opportunities for more of Santa Fe's population to live and work in the community.

According to the *Economic Development Strategy for Implementation* dated May 21, 2008 (based on the Angelou Economics Report: *Cultivating Santa Fe's Future Economy*) development activities are focused on the following targeted industries:

- Technology (Biotech, Nanotech, Software Design);
- Knowledge Based Enterprise (Research and Development, Think Tanks, Financial Services, Consulting, Public Policy, Education, etc.);
- GREEN, including renewable energy (wind and solar), water conservation and waste reduction technologies;
- Arts & Culture (Artisans, Fine Artists and Cultural Heritage); and
- Media (Film, Publishing, Journalism, Video Game Production)

## 3. Sustainability

Sustainability and sustainable development are common topics in the news and in planning. With the impending threats of climate change due to global warming, it makes sense to change the way development occurs and adjust building techniques to minimize adverse impacts to the environment.

Smart growth neighborhoods provide compact, walkable, economically diverse, and mixed-use neighborhoods. Benefits of these developments include:

- preservation of open space in outlying areas through compact urban development patterns
- supporting transit and mixed-use activity centers with higher density development
- more attractive public realm designed to balance pedestrians and bicyclists with the auto
- cost-efficient provision of infrastructure and services

One intent of the Northwest Quadrant is to build upon and exceed current green building standards.

The Santa Fe area continues to be a leader in sustainability with the introduction of the Sustainable Santa Fe Plan (SSFP) and the Residential Green Code. The SSFP is a response to both the 2030 Challenge and the US Conference of Mayors Agreement on Climate Change, both of which seek to reduce greenhouse gas emissions. A part of the overall plan is an effort to reduce the environmental impact of building construction and operation. The plan creates a vision for how Santa Fe and the region can position itself to respond and thrive in the future.

### City of Santa Fe Sustainability Resolutions

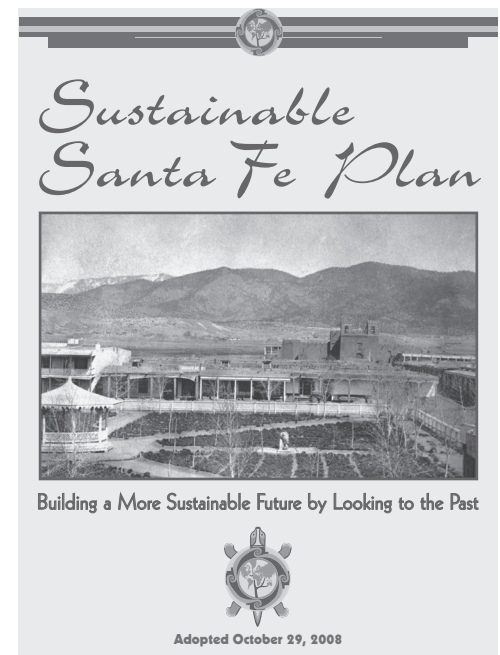
- 2006 • Resolution 2006-54 (U.S. Conference of Mayors Climate Protection Agreement - meet or beat Kyoto Protocol)
- 2006 • Resolution 2006-56 (High Performance Energy Efficiency Building Standards - 2030 Challenge goals of carbon neutrality by 2030)
- 2007 • Resolution 2007-7 (International Building Code adoption; develop additional Green Building Standards for private development)

## Sustainable Development

*"Sustainable development is defined by the United Nations Commission of the Environment as: "The concept of meeting the needs of the present without compromising the ability of future generations to meet their needs."*

*Our Common Future* (1987)  
The Bruntland Commission

Image 2-1: Sustainable Santa Fe Plan Document Cover



# CHAPTER 2: EXISTING CONDITIONS

## Climate

A guiding principle of sustainability is understanding and adapting to the particulars of the local climate. Santa Fe is in a high desert region that receives little rainfall, has large diurnal temperature swings, and has a high number of days with clear skies. While water resources are scarce, the potential for energy generation from solar power is large.

Some of the average climate statistics for Santa Fe are as follows:

- elevation: 7000 MSL
- latitude: 36° North
- rainfall: 13.7 inches
- snowfall: 17.4 inches
- sunshine days: 300/year
- heating degree days: 6000/ year
- high temperature: 86.2°F (July)
- low temperature: 18.6°F (January)
- first frost: October 10
- last frost: May 1

## Ecological Footprint

An Ecological Footprint is an equation that identifies the balance (or imbalance) of human consumption relative to resources available from the planet’s ecosystems.

The Footprint is the demand side of the equation that measures “...how much biologically productive land and water area an individual, a city, a country, a region, or humanity uses to produce the resources it consumes and to absorb the wastes it generates, using prevailing technology and resource management.” (*Global Footprint Network*)

On average, the footprint of world citizens is 5.4 ga (global acres) per person. The average American footprint is 23.7 ga. In a survey of productive land worldwide, the target average footprint for a world population of 6.3 billion is 4.4 ga per person. In effect, the current population, and the United States in particular, is using more resources than available: the world uses 25% more and the US uses 440% more.

An equitable and sustainable scenario would involve an overall reduction of consumption (to lower the Global Footprint to levels at least equal with available resources) as well as a more balanced distribution of resources.

## Carbon Footprint

Since the Industrial Revolution, humans have been burning fossil fuels that have been accumulating and affecting the world’s climate. A ‘Carbon Footprint’ describes the amount of carbon dioxide and other greenhouse gas emissions an individual uses.

In order to address climate change, individuals must examine their carbon footprints and work towards reducing and/or eliminating the dependency on fossil fuels. A focus on resource conservation, investing in carbon offsets, and generating renewable energy can help reduce global emissions.

Designing communities that are ‘Carbon Neutral’ not only improves global emissions, it can also reduce the amount of income allocated to pay for utilities. This is especially important in a highly affordable community like the Northwest Quadrant.



The state of New Mexico has made strides towards sustainability and reduction of greenhouse gas emissions in a number of ways. It has focused on constructing alternative transportation, building a renewable energy portfolio, requiring green standards for new buildings, and providing tax credits and incentives for resource conservation and energy generation.

Infrastructure

In 2008, Santa Fe County was connected to Bernalillo County by a commuter rail service that may extend to Rio Arriba County in the future. The City is committed to improving the business infrastructure in Santa Fe. This means working regionally to ensure easy, low-cost access to services, utilities, transportation and other key means of support for success in business and community development.

The area is proactively addressing its resource needs, especially in regards to water and energy. At the same time, in anticipation of projected population and job growth, Santa Fe is actively working to preserve its air quality and reduce its carbon footprint.

Santa Fe Residential Resource Use (average)

With energy efficiency improvements implemented according to the proposed new Santa Fe Residential Green Building Code, households can reduce daily energy use by about 30%.

Resource	National average	Santa Fe average	Santa Fe green
Electricity	10,892 kWh/yr	6,852 kWh/yr	4,796 kWh/yr
Gas	781 therms/yr	816 therms/yr	571 therms/yr
Water	102,200 gal/yr	37,960 gal/yr	26,570 gal/yr

Source: PNM, Erick Seelingers

Daily indoor per capita water use in the typical Santa Fe single family home is 69.3 gallons. By installing more efficient water fixtures and regularly checking for leaks, households can reduce daily per capita water use by about 35% to about 45.2 gallons.

Use	Gallons per Capita	Percentage of Total Daily Use		
Toilets	18.5	26.7%	8.2	18.0%
Clothes Washers	15.0	21.7%	10.0	22.1%
Showers	11.6	16.8%	8.8	19.5%
Faucets	10.9	15.7%	10.8	23.9%
Leaks	9.5	13.7%	4.0	8.8%
Baths	1.2	1.7%	1.2	2.7%
Dishwashers	1.0	1.4%	0.7	1.5%
Other Domestic Uses	1.6	2.2%	1.6	3.4%
Total	69.3	100%	45.2	100%

Source: American Water Works Association, Handbook of Water Use and Conservation, Amy Vickers

# CHAPTER 2: MASTER PLAN

## B. Inventory Mapping

### 1. Site Analysis

A thorough site analysis was conducted for the Northwest Quadrant property in order to assess the opportunities and constraints for development in an ecologically conscientious manner.

#### Land Ownership

The City of Santa Fe is the largest land holder of the Northwest Quadrant Master Plan area with 498 of a total 540 acres. Santa Fe Public Schools owns two parcels of land: a 15-acre parcel in the north part of the property, and a 25-acre parcel south of the ridge along Camino de Los Montoyas. The two property owners have an MOU (memorandum of understanding) to jointly plan and submit the project for Master Plan approval. The City of Santa Fe intends to purchase the 15-acre parcel from the School District.

Two smaller private parcels are outlined in the larger project boundary that are not part of the plan: a 1.0 acre parcel in the southern area is privately owned and contains a single family residence; a 0.52 acre parcel on the northern area is an electrical substation owned by PNM (Public Service Company of New Mexico).

#### Topography

There is a dramatic difference in topography and geology within the property that is readily discernable on topographic maps and aerial photographs. A prominent ridge line that runs west to northeast divides the property into two basic areas: the southern escarpment area marked by rugged topography and visible from the City, and the more gently sloped and hilly northern area visible from 599. Overall a fairly steep and hilly site, of the 366 acres in the northern section only 268 acres are developable (i.e. with slopes less than 20%).

The entire Master Plan area is designated as Mountainous and Difficult terrain, so development must adhere to terrain management ordinance requirements.

The Ridgetop Subdistrict protects the ridge from future development and the Escarpment Ordinance dictates development in the southern area within the Foothills Subdistrict. An update and addition to the Escarpment Ordinance and map is currently being considered by the City for the area north of the ridge.

A key element of the environmental analysis for the Northwest Quadrant was an assessment of the existing topography of the site (see Figure 2-2: Site Analysis). Base data was collected for the site at two foot contour intervals. From this information, the site was classified based upon degrees of slope as follows: 0-5% slopes, 5-10% slopes, 10-15% slopes, 15-20% slopes and slopes greater than 20%. This assessment was then utilized to match proposed land uses to those sites most suitable for development. For example, the highest residential densities and mixed-use areas are most suited to the flatter portions of the site.

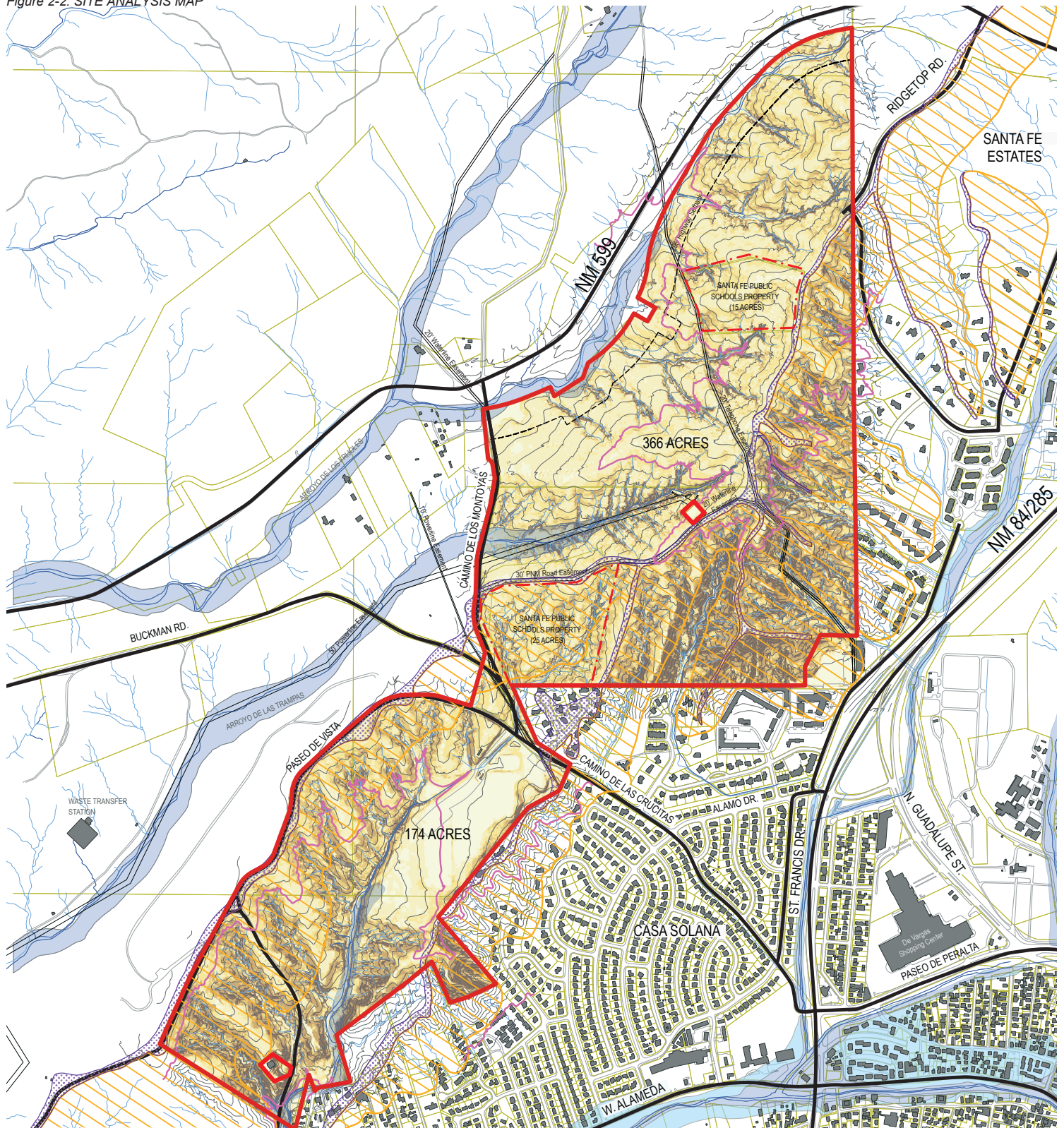
#### Drainage

Stormwater falling on the Northwest Quadrant drains north of the ridge into two FEMA flood zones that encroach the site (Arroyo de los Frijoles and Arroyo de las Trampas) and south of the ridge into a FEMA flood zone (Arroyo Torreon). All arroyos and drainageways are intermittent streams that lead to the Santa Fe River and are part of the Rio Grande watershed.

North of the ridge, two larger arroyos drain into the Arroyo de los Frijoles and numerous smaller tributaries flow into these drainageways and the larger arroyos. The frequency of these smaller arroyos is greater in the escarpment area south of the ridge. The geological fragility and environmental sensitivity of these landforms makes them difficult to develop, and the vast majority of the escarpment south of the ridge is set aside in the Master Plan as open space.



Figure 2-2: SITE ANALYSIS MAP



## LEGEND

<span style="color: red;">—</span> Master Plan Project Boundary	<span style="background-color: #cccccc; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Proposed Development	<span style="border: 1px dashed purple; display: inline-block; width: 20px; height: 10px;"></span> Ridgetop Subdistrict	<span style="background-color: #ffffcc; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 0.0% - 5.0% Slope
<span style="color: red;">- - -</span> Santa Fe Public Schools Property	<span style="background-color: #808080; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Buildings	<span style="background-color: #ffcc99; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Foothills Subdistrict	<span style="background-color: #ffffcc; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 5.1% - 10.0% Slope
<span style="color: black;">—</span> Street Network	<span style="background-color: #add8e6; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 100 Year Flood Plain	<span style="border: 1px solid purple; display: inline-block; width: 20px; height: 10px;"></span> Pressure Zone Boundary Line	<span style="background-color: #ffffcc; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 10.1% - 15.0% Slope
<span style="color: blue;">—</span> Drainage	<span style="background-color: #add8e6; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 500 Year Flood Plain	<span style="border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 10ft Topography	<span style="background-color: #ffffcc; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 15.1% - 20.0% Slope
<span style="color: green;">—</span> Property Lines			<span style="background-color: #ffcc99; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 20.1% - 30.0% Slope
			<span style="background-color: #800000; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> > 30.1% Slope

0 150 300 600



# CHAPTER 2: EXISTING CONDITIONS

## 2. Views

The Northwest Quadrant ridge and escarpment is highly visible from the City. The north side of the ridge is visible from NM 599 and higher promontories around the city.

There are 360 degree views looking out from the ridge with spectacular vistas of the city and the surrounding mountain ranges.

The highest point on the Northwest Quadrant land is in the Northeast part of the site at 7,258 MSL and the lowest, 6,950 MSL (see Figure 2-3: Relief Map). The elevation of the Santa Fe Plaza is 6,980 MSL, with a difference of 278 feet between the Northwest Quadrant high point and the plaza.



Image 2-2: View east toward the Sangre de Cristo range from Camino de los Montoyas/NM599



Image 2-3: View north toward SFPS land along Camino de los Montoyas



Image 2-4: View east toward the northern Northwest Quadrant property boundary along NM599



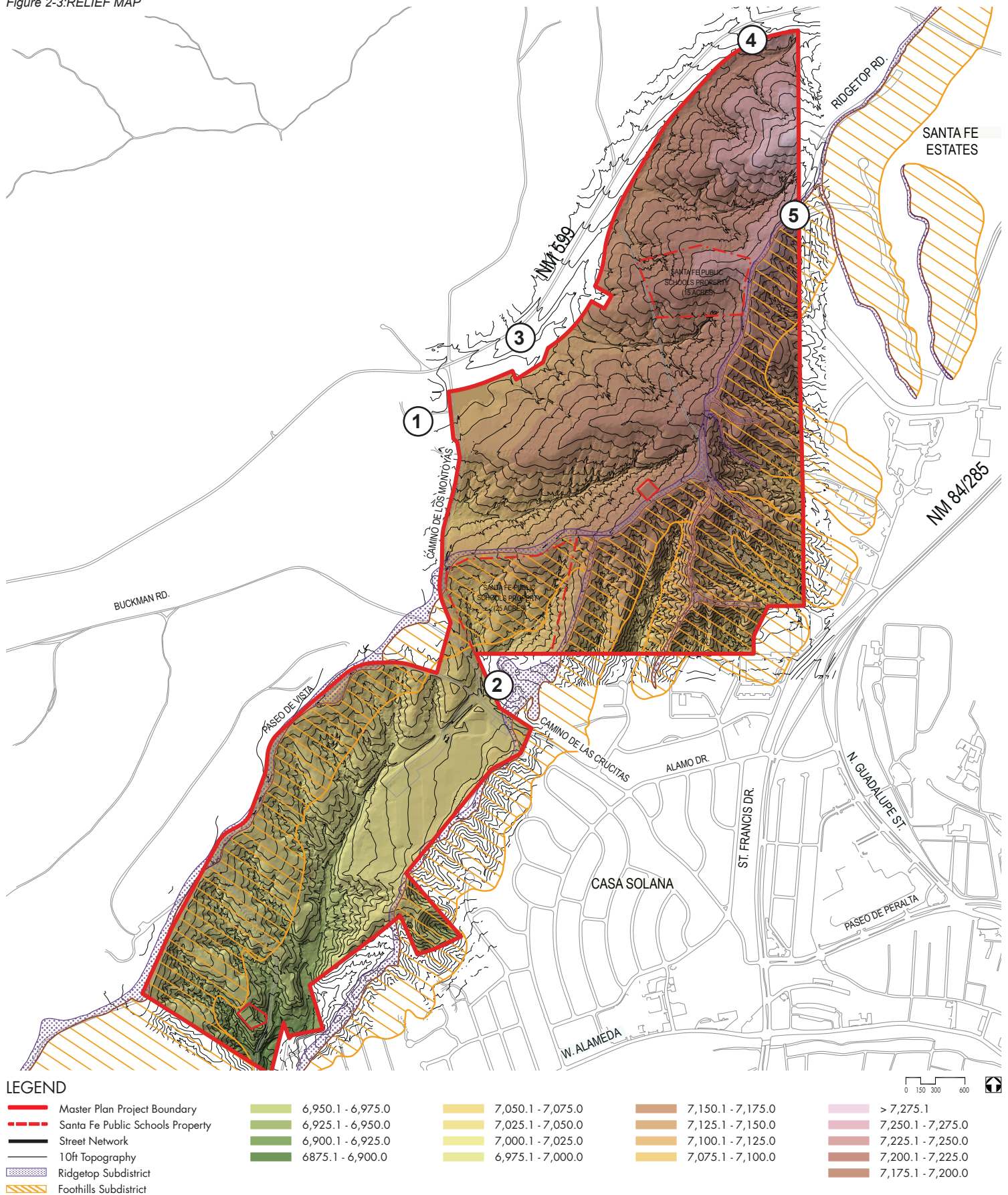
Image 2-5: View south toward the northern Northwest Quadrant property boundary along NM599



Image 2-6: View west from the end of Ridgetop Road



Figure 2-3: RELIEF MAP



3. Natural + Cultural Resources

Natural Resources

*Parks, Open Space and Trails*

Currently the Northwest Quadrant land is used by the public primarily for open space and recreation. There are some homeless camps on the site that have been used on a temporary basis.

The Frank Ortiz Dog Park is the only official park on the property.

While there is a long history of unofficial hike and bike trail use on the property, there are no official trails traversing the site at present. A trail network for the entire Northwest Quadrant area is being planned separately by the City and should connect to some trailheads on the property.

*Landscape Character*

Situated between portions of the Southern Rockies to the east and west, this ecoregion is dominated by young geologic features of the Espanola rift basin and ancestral Rio Grande floodplain. The North Central New Mexico Valleys and Mesas is an area of mostly pinon pine and juniper savanna, and mesa and valley topography similar to some other parts of the Arizona/New Mexico Plateau this area's ecoregion. It has a mix of geology, mostly Tertiary sedimentary or Tertiary and Quaternary volcanic rocks.

*Climate*

This ecoregion has a cooler climate with slightly greater precipitation, streams seem to have more water flow and there is a different species mix of flora and fauna from other areas in the plateau further south. It is characterized by the following climate data:

- annual rainfall: 13.7 in. (20 yr avg)
- annual frost free days: 135-170
- mean temp: January 16/43
- July 55/87

*Vegetation*

Existing vegetation on the site is primarily pinon and juniper cover with some areas of grassland. The official designation is 'Pinon Pine Biotic Community.' Vegetation is typically concentrated around arroyo corridors and at higher elevations.

The site shows evidence of damage from overgrazing and disturbance from illegal dumping and vehicular use. This has diminished and altered herbaceous vegetation, leading to widespread desertification of understory conditions. Plant material on the PMN access easement along the ridge is limited due to grading for the service road. Accelerated precipitation runoff and soil erosion has led to a loss of site productivity and erosive watershed conditions.

*Wildlife Habitat*

Wildlife in the Santa Fe urban area includes resident species of 357 vertebrate, 48 species of reptiles and amphibians, 61 species of mammals, and 248 species of birds. Many of these species are migratory and are in the area only part of the year.

The General Plan refers to the Northwest Quadrant as a Resource Protection Area in the Mountain District of 7400 foot elevation and above. In urban and semi-developed areas, numerous wildlife species such as coyote, skunk, and rabbit use these protection areas to travel between remaining patches of native habitat. Arroyos also provide nesting and burrowing habitats for coyote, badger, burrowing owls and rabbits.

Cultural Resources

*Site History*

The Northwest Quadrant lies in a region rich in human history, with occupation stretching back nearly 10,000 years and spanning the development and arrival of numerous peoples, cultures and technology. When the Spanish conquistadors entered the region, they recognized the sophisticated cultural developments found in the large Pueblo villages. In their narratives, the Spanish commented on extensive agricultural fields and food surpluses, geographically vast trade and information networks, and complex social and religious organization. Their arrival in the northern Rio Grande sent the region into a new trajectory of development that continues today.

*Archaeological Evidence*

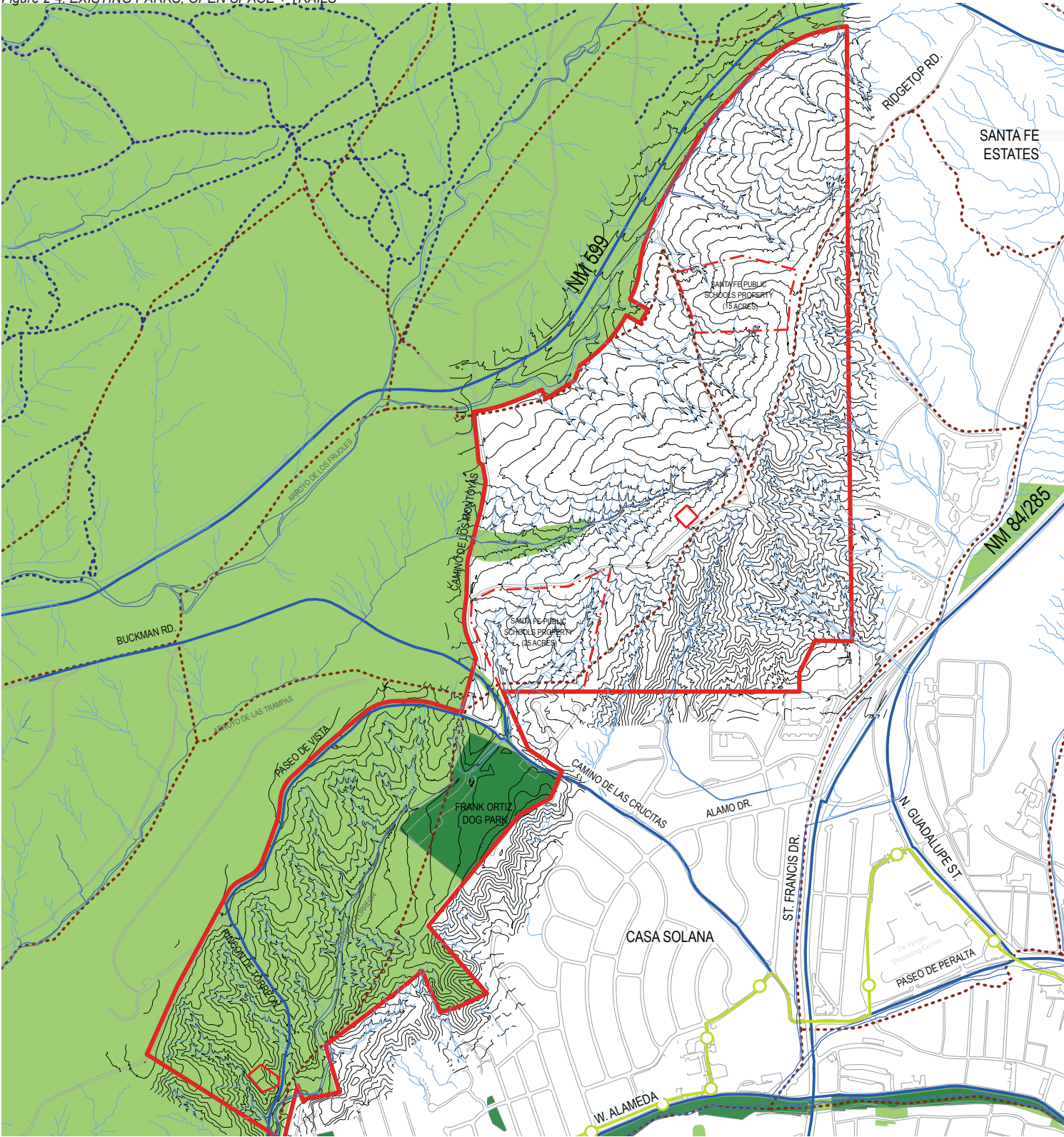
An archaeological survey on ca. 450 acres of the 540 acre Northwest Quadrant Master Plan area was conducted in 2007. Areas excluded from the survey include portions of the 30% slope escarpment overlay zone south of the ridge and the dog park area. The survey recorded archaeological sites with varying levels of significance on the property.

The archaeological landscape of the Northwest Quadrant is complex, evidencing multiple overlapping cultural-temporal and functional components that reflect pre-Columbian and historic cultural landscapes. Many of the sites were used for lithic reduction (38.3%), some for occupation (25.6 %) and some suggest agricultural use (3%).

Early in the process, the City notified the northern pueblos of this planning effort and received feedback from Tesuque Pueblo and the Hopi Tribe. The planning team has worked closely with the Cultural Preservation Department representative from Tesuque Pueblo to keep the pueblo apprised of the Master Plan and incorporate any adjustments to the approach as deemed necessary.



Figure 2-4: EXISTING PARKS, OPEN SPACE + TRAILS



LEGEND

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"><li>Master Plan Project Boundary</li><li>Santa Fe Public Schools Property</li><li>Street Network</li><li>Drainage</li><li>Property Lines</li></ul> | <p>Recreation and Trails</p> <ul style="list-style-type: none"><li>Open Space (Public &amp; Private)</li><li>Parks and Plazas</li><li>Existing Trails (paved)</li><li>Existing Trails (un-paved)</li><li>La Tierra Trails (un-paved)</li></ul> | <p>Public Transportation Circulation System</p> <ul style="list-style-type: none"><li>Existing Bus Routes</li><li>Existing Bus Stops</li></ul> |
|--|--|--|



4. Soils

Soils on the Northwest Quadrant land are primarily sandy loam. This type is marked by moderate permeability with a moderate to severe hazard of erosion. These soils require over-excavation and importation of engineered soils.

Portions of the site have been used as dumping grounds and are undevelopable.

Soil Types

*Bluewing Gravelly Sandy Loam (0-5% Slopes)*

About 10 in. of gravelly sandy loam layers atop a pinkish substratum. Mildly to moderately alkaline. Permeability is rapid and hazard of erosion is severe.

*Cerrillos Fine Sandy Loam (0-5% Slopes)*

About 5 in. of fine sandy loam atop 8 in. heavy clay loam and clay loam 30 in. substratum with high lime content atop 60 in. sandy clay loam. Moderately alkaline to strongly alkaline. Permeability is moderate and hazard of erosion is moderate.

*Cerrillos Fine Sandy Loam (5-10% Slopes)*

About 5 ft. of fine sandy loam atop 8 ft. heavy clay loam and clay loam 30 in. substratum with high lime content atop 60 in. sandy clay loam. Moderately alkaline to strongly alkaline. Permeability is moderate and hazard of erosion is moderate to severe.

*Fivemile Loam (0-5% Slopes)*

About 17 in. loam, 60 in. substratum silt loam. Moderately alkaline. Permeability is moderate and hazard of erosion is moderate.

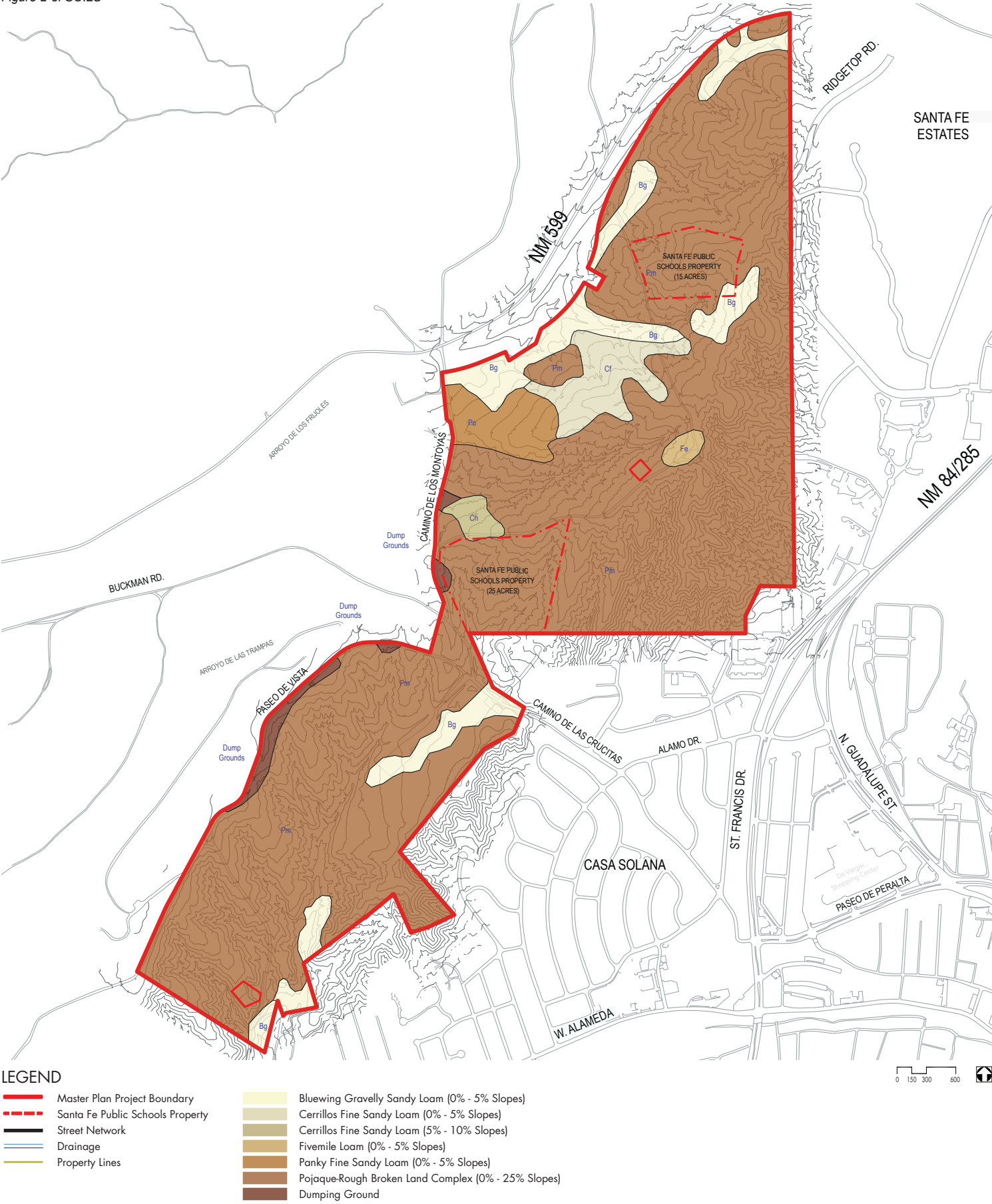
*Panky Fine Sandy Loam (0-5% Slopes)*

About 3 in. fine sandy loam, 21 in. subsoil heavy clay loam. 60 in. substratum sandy clay loam with high lime content. Moderately alkaline to strongly alkaline. Permeability is slow and hazard of erosion is moderate.

*Pojoaque-Rough Broken Land Complex (9-25% Slopes)*

About 50% Pojoaque sand clay loam and 40% rough broken land that is hilly. About 7 in. sandy clay loam. 60 in. substratum gravelly sandy clay loam. Mildly alkaline. Permeability is moderate and hazard of erosion is severe.

Figure 2-5: SOILS





5. Zoning + Neighborhood Context

Land Use + Zoning

The 1999 General Plan (amended in 2004) shows land uses in the Northwest Quadrant area as a combination of Residential Low Density (3-7 du/acre) for the area north of the ridge, Residential Very Low Density south of the ridge (1-3 du/acre), and Transitional Mixed Use adjacent to existing commercial along Calle Mejia. The southern area land use was identified as a combination of Residential Low Density, Residential Very Low Density, Open Space and Parks. However, as part of Resolution 2006-93, City Council re-designated the southern portion as open space (see map on facing page).

Existing zoning (not shown) consists of R1-Residential zoning across the entire site.

Existing Uses

The Northwest Quadrant property is largely undeveloped and occasionally used for passive recreation. There is evidence of homeless camps, illegal dumping and vehicle use.

Developed areas include the existing roadway network and the Ortiz Dog Park in the southern part of the site.

Vehicular access to the northern site area is legally restricted to service vehicles accessing the switching station, and utility easements. However, illegal all terrain vehicles and trucks have damaged areas within the Master Plan boundary. The City is installing fences to restrict unlawful vehicular access to the site.

Neighborhood Context

Several existing neighborhoods are adjacent to the Northwest Quadrant property. Casa Solana is a pueblo and territorial style residential subdivision built to the south in the 1950's with an average density of 3.7 du/acre (gross). Santa Fe Estates is a low-density residential subdivision built to the east starting in the 1990's and is still being developed.

East of the Northwest Quadrant and west of NM84/285 along Calle Mejia are some higher density apartment complexes, condominiums, and commercial/office uses. Zocalo, next to Santa Fe Estates, is a PRC with 7.3 to 14 du/acre (gross). The buildings are contemporary with bold uses of color.

There are a few low-density residences south of NM599, west of Camino de los Montoyas, and south and east of the Northwest Quadrant which are not part of larger tract subdivisions.



Image 2-7: Casa Solana Neighborhood



Image 2-8: Santa Fe Estates Neighborhood



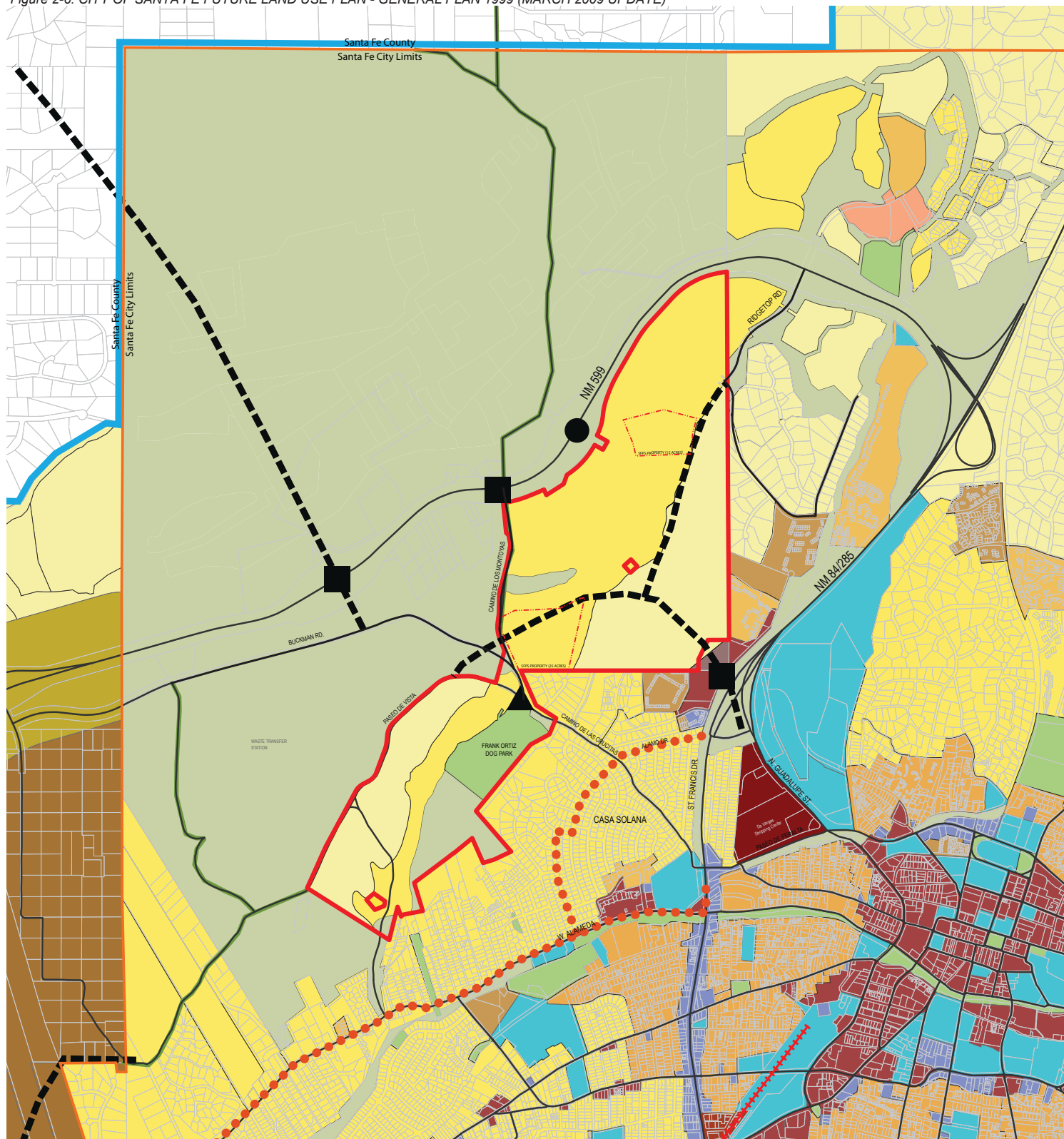
Image 2-9: Zocalo Condominiums



Image 2-10: The Reserve at Santa Fe



Figure 2-6: CITY OF SANTA FE FUTURE LAND USE PLAN - GENERAL PLAN 1999 (MARCH 2009 UPDATE)



## LEGEND

- Master Plan Project Boundary
- - - Santa Fe Public Schools Property
- Existing Street
- Property Lines
- City of Santa Fe Boundary
- Open Space
- Parks + Plazas

### City of Santa Fe Future Land Use

- Regional Commercial
- Community Commercial
- Office
- High Density Residential 12-29 du/ac
- Medium Density Residential 7-12 du/ac
- Low Density Residential 3-7 du/ac
- Very Low Density Residential 1-3 du/ac

- Transitional Mixed Use
- Institutional
- CBUS
- CNEI
- RCOR
- VILO

- Proposed Urban Area Boundary
- ● ● Roads for Traffic Calming
- + + + Commuter Rail Runner
- - - Roads Proposed
- Roads for Improvement
- Relief Route Over/Under pass Location
- Proposed Interchange Locations
- ▲ Roads to be Disconnected

0 250 500 1000

6. Utilities + Services Framework

Public Services

Police

The property is within the City limits and is currently served by police as part of the City.

Fire

Fire service to the Northwest Quadrant currently originates from the firehouse at Fort Marcy, due east of the site.

Schools

The Northwest Quadrant site is in the Gonzales Elementary School district, the Alameda Middle School district and the Capital High School district. Gonzales Elementary School is located within two miles of the Northwest Quadrant property and is being renovated to a K-8 facility.

Utility Infrastructure

Electric + Telephone

Several easements traverse the northern portion of the site: a 50 ft. wide electrical easement from Camino de los Montoyas extends to an electrical switching station in the center of the northern portion and a 20 ft. wide telephone easement runs north south. A 30 ft. wide service road easement to the switching station runs along the ridge from Camino de los Montoyas.

Wastewater

Existing sewer lines are located south of the ridge in Camino de las Crucitas at the intersection of Graham Avenue, in Calle Mejia and in Ridgetop Road. The existing system has adequate capacity to accommodate the planned development. The lines are monitored and maintained by the City’s Wastewater Management Division.

Development north of the ridge does not currently have access to the existing wastewater network with a gravity system.

Water

Sangre De Cristo Water (SDCW) prepared a master plan to provide water service to the Northwest Quadrant area of the City. The master plan outlines the transmission and distribution systems needed to serve the undeveloped areas as well as existing customers. This portion of the Northwest Quadrant lies within two pressure zones. The pressure zone boundary is at elevation 7150 MSL.

There is an existing 12” water line that terminates at the end of Ridgetop Road. This point of connection was provided for the future development of the Northwest Quadrant. There is also an existing 24” ductile iron pipe water line that is roughly within the alignment of Camino de Los Montoyas.

Circulation + Transportation

Roadways

Existing perimeter road connections to the northern area of the Northwest Quadrant include the extension of Ridgetop Road on the Northeast edge of the property, Calle Mejia to the southeast, Camino de los Montoyas and Camino de las Crucitas to the west.

An unpaved access road to the PNM switching station follows the ridge from Camino de los Montoyas east to the PNM site.

The southern open space area is bounded on the north by Paseo de Vista and is bisected by Rincon de Torreon.

Traffic

Major arterials and highways near the site include NM599 to the north, St. Francis Drive (NM84/285) to the east and West Alameda Street to the south. Primary connections to major roadways at the perimeter of the site include Ridgetop Road to the east, and Montoyas and Crucitas to the west.

Parking

Parking on the Northwest Quadrant includes a parking lot to serve the Ortiz Dog Park. A Park + Ride facility just outside the property boundary along Calle Mejia accommodates 140 cars.

Transit

Currently, the Santa Fe Trails serves the Casa Solana Center and does not extend further north to neighborhoods adjacent to the Northwest Quadrant.

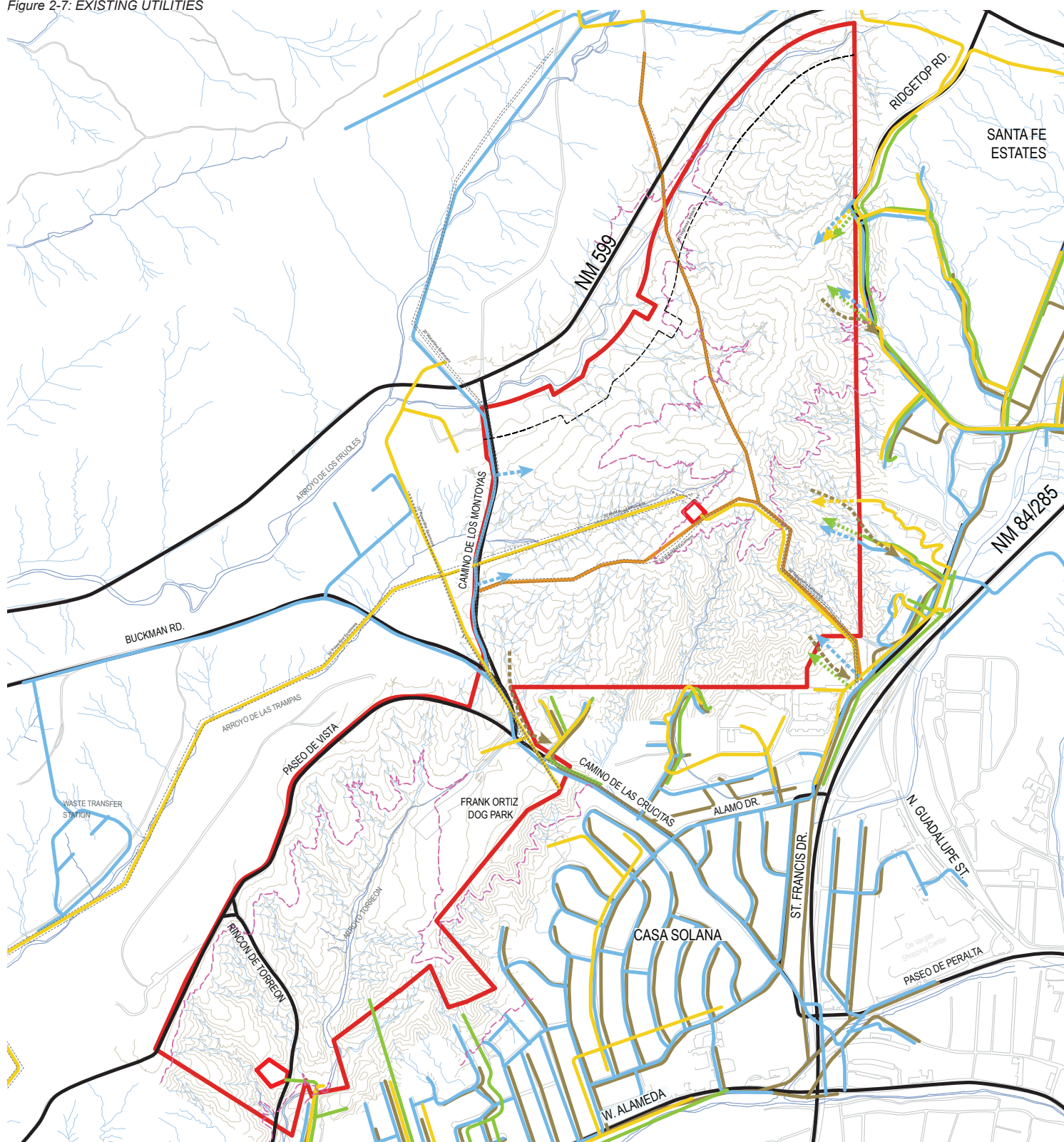
The Park + Ride facility along Calle Mejia is operated by the State to take commuters to Los Alamos. This lot is primarily used by carpoolers and riders of the Park + Ride bus system.

Pedestrian

(see Open Space + Trails, Ch. 2, Sec. B.3)



Figure 2-7: EXISTING UTILITIES



## LEGEND

- Master Plan Project Boundary
- - - Santa Fe Public Schools Property
- Street Network
- Drainage
- Property Lines
- Pressure Zone Boundary Line
- ◊ PNM Substation

## Existing Utilities

- Gas Line
- Electric Line
- Sewer Line
- Water Line
- Telephone Line

0 150 300 600

7. Developable Land Summary

The initial quantitative site analysis and slope calculation for the north parcel of the Northwest Quadrant identified developable lands based solely on slopes. The adjacent chart (Chart 2-1) reflects those numbers.

A refinement of this developable land area analysis subtracts out land in setbacks, buffers, floodplains, ridgetop subdistrict area and on slopes greater than 30%. Land in utility easements and on slopes between 20-29.99% slope are deemed developable with restrictions.

Qualitative Land Summary

The public process, which included group site visits, public meetings, and the Homework Group sessions then identified certain land areas to be preserved from development. For example, a setback of 40 feet from the ridge on each side has been preserved from development for a public park. The majority of land south of the ridge was also identified as an open space preserve to protect views of the ridge from the City.

Using this information, a qualitative developable land summary was calculated. Based on the site- and context- sensitive development of the Northwest Quadrant, the developable land area on the north parcel amounts to approximately 170 acres. The following chart (Chart 2-2) outlines these numbers.

Table 2-1: SLOPE CALCULATION - NORTH PARCEL

Slope	
0-19.99% slopes	268 acres
20-29.99% slopes	50 acres
+ 30% slopes	48 acres
Total (North Parcel)	366 acres

Chart 2-2: DEVELOPABLE LAND SUMMARY - NORTH PARCEL

Qualitative Land Summary

Developable land area	160 acres
Developable land area with restrictions *	<10 acres
Undevelopable land area**	196 acres
Total	366 acres

\* Developable land with restrictions includes 20-29.99% slopes.

\*\*Undevelopable land area includes ridgetops, 30% + slopes, ROWs, FEMA Floodplains and the 599 Setback.



Figure 2-8: DEVELOPABLE LAND SUMMARY MAP

